

Members Present: Co-Chairmen, Justine Gengras and Earl Bagley; Roger Burgess, Thomas Hoopes

Members Absent:

Others present: Stephanie N. Verdile, Secretary

**Call Meeting to Order:**

Co-Chairman J. Gengras called the meeting to order at 7:05 p.m.

**Approval of Agenda:**

**Motion made by J. Gengras, seconded by E. Bagley to continue the Epsom Rolling Hills application until January 27, 2005 based on the request of the applicant, motion carried with all in favor.**

**Motion made by J. Gengras, seconded by E. Bagley approve the agenda as amended, motion carried with all in favor.**

**Public Input:**

None at this time

**Approval of Minutes:**

1. Approval of Minutes of December 30, 2004.

**The Commissioners discussed to continue the approval of the December 30, 2004 minutes to January 27, 2005. Motion made by T. Hoopes, seconded by R. Burgess. Motion carried with all in favor.**

**Presentations**

**1.** NH Soil Consultants, Inc., Adam Doiron, Prospect Mountain High School Conservation Easement.

The Commissioners reviewed the revised plans submitted by NH Soil Consultants, Inc. J. Gengras explained the easement property is all the wetlands on the property with the buffer area included. It was discussed that the deed needs to be signed by the Board of Selectman and the Conservation Commissioners. The land will be held by the Town of Alton pursuant to the Alton Conservation Commission. T. Hoopes had a question about the wording of the deed and should it include the words "under the care and custody of the Alton Conservation Commission" so that future Alton Board of Selectmen cannot sell off the property. J. Gengras spoke about the RSA that is referenced to in the deed that addresses the care and custody of the land. She added that Attorney Sessler has reviewed the deed and has approved the wording. E. Bagley asked what the total acreage is of the easement and it was determined that it was 22.09 acres.

**Motion made by T. Hoopes, seconded by E. Bagley to approve the plan and deed as presented, motion carried with all in favor.**

Further discussion ensued that the Commissioners want verification of the drawer and plan information written into the deed. A. Dorion asked if it was all right for the surveyor to sign and stamp the plans to be recorded and the Commissioners agreed to that.

**2.** Gene Young Conservation Easement property update.

The Commissioners discussed the information that the Young's submitted to the Commissioners in order to release the funds that the Commissioners agreed to contribute towards the costs of putting the property into easement.

**Motion made by T. Hoopes and seconded by E. Bagley to contribute \$6,400.00 dollars. With \$2,746.00 dollars for administrative costs and the balance to go towards surveying expenses, motion carried with all in favor.**

**Standard Dredge and Fill Applications:**

**1.** Nickson- Map 76, Lot 71- Construct a 40' Breakwater with a 6' gap and a 4' x 36' cantilevered dock with a 4' x 12' connecting walkway to a 6' x 34' dock on 6 pilings & 2 fender pilings.

**Discussion-** The Commissioners discussed that the subject area for the proposed project is located in a high wind area of Lake Winnepesaukee. After further discussion the Commissioners decided to send a Standard Letter of No Objection.

**Motion made by E. Bagley, seconded by R. Burgess to send a Standard Letter of No Objection to the NHDES Wetlands Bureau, motion carried with all in favor.**

**2.** West Alton Marine- Map 17, Lot 29- Repair to an existing bulkhead & existing dock and reconfiguration of existing docks.

**Discussion-** The Commissioners discussed the existing conditions on the property and if the proposal would fall under the NHDES CSPA. E. Bagley said they could not increase the number of slips because they do not have enough frontage. There was discussion about the applicant removing trees on the property. They have no problem with the repair of the existing docks but they do not believe the need for the expansion has been demonstrated. The Commissioners questioned the protected area being used as fill as the project shows, and if it falls under the CSPA standards. The Commissioners noted that the plan shows over 200 existing slips while the applicant says they have been approved for 116 slips and that there is no cubic yards estimate of material to be removed. The Commissioners want a NHDES Inspector to complete a site visit to verify the number of existing slips and if they are allowed additional slips

**Motion made by T. Hoopes, seconded by E. Bagley to send a comment letter to the NHDES Wetlands Bureau, motion carried with all in favor.**

**3.** West Alton Marine- Map 17, Lot 9- Install a fender piling adjacent to existing boat ramp and gas dock.

**Motion made by, J. Gengras seconded by T. Hoopes to send a Standard Letter of No Objection, motion carried with all in favor.**

**Permit by Notification**  
**None at this time**

**Minimum Impact Expedited**

**1.** Margolis-Map 38, Lot 58- Extend present 3' x 20' seasonal dock to be 3' x 28' and add a 5' x 12' platform dock area for storage and for safety.

**Discussion-** The Commissioners discussed that the NHDES previously sent a letter to the previous property owner that they cannot expand existing structures on the shoreline.

**Motion- Made by J. Gengras seconded by T. Hoopes to deny the application and send a letter to the NHDES stating that the applicant's request for additional structures appears to not meet**

the NHDES rules and the Commissioners voted to include a copy of the letter dated 10/17/00 from the NHDES denying any expansion on the property, motion carried with all in favor.

2. Colbroth- Map 33, Lot 9- Remove Boathouse, dock & cribbing, leaving bottom log, rebuild all cribs, reducing middle crib from 5' to 3' in width, rebuild boathouse, rebuild covered slip and lower roof by 12" +/-.

**Discussion-** The Commissioners reviewed the application and noted that the abutter waived the setback requirements. The Commissioners believe this project is submitted under the wrong permit application form and that it should be a Standard. They noted that what exists on the property is what is allowed under grandfathered status and any expansion is not allowed

**Motion made by R. Burgess, seconded by J. Gengras to have E. Bagley sign the application, motion carried with all in favor.**

#### **Commissioner Reports:**

Lakes Region Conservation Trust 2004 Newsletter to review/comment on- The Commissioners noted the receipt of the newsletter for the record.

#### **Other Business:**

1. Respond to the letter from the Loon Preservation Committee Request for \$500.

**Discussion-** The Commissioners discussed the positive work the Loon Preservation Committee does and felt it is important to assist the Committee's efforts to protect the Loon.

**Action-** The Commissioners decided to recommend the request for \$500.00.

**Motion made by J. Gengras seconded by R. Burgess to recommend that the Board of Selectmen include in the Budget or on the 2005 Town Warrant Article for \$500.00 to assist the Loon Preservation Committee, motion carried with all in favor.**

2. Thank you letter to the Washburn's

**Discussion- The Commissioners discussed that the acknowledgement of the Washburn' service would be included in the 2004 Town Report**

3. Letter from the NHDES to Town's Interpretation and Administration of Comprehensive Shoreland Protection Act, RSA 483-B (CSPA)

**Discussion-** The Commissioners were all given copies and noted the receipt of the letter.

4. Correspondence file to address- Commissioners noted letters of updates on Scoppettuolo property and the Wachsmuth property.

#### **Adjournment:**

**Motion made by T. Hoopes, seconded by R. Burgess to adjourn at 9:50 pm, motion carried with all in favor.**

Respectfully submitted,

Stephanie N. Verdile  
Secretary for the Alton Conservation Commission